

MEMORANDUM

AUGUST 9, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: STEPHEN F. COYLE, DIRECTOR

SUBJECT: WASHINGTON PARK URBAN RENEWAL PROJECT, MASS. R-24
TENTATIVE DESIGNATION OF JOHN B. CRUZ CONSTRUCTION CO., INC.
DISPOSITION PARCELS I-6a, I-6b, I-6c and I-6d

Parcels I-6a, I-6b, I-6c and I-6d are located in the Washington Park Urban Renewal area at the corners of Harold and Homestead Streets and Harold and Hutchings Streets containing approximately 184,648 square feet of Authority owned vacant land.

John B. Cruz, III, President of John B. Cruz Construction Company, Inc. was previously designated to construct fifty (50) units of housing on Parcel H-9B in Washington Park. He has now submitted a proposal to develop subject parcels for seventy (70) units of low and moderate income housing. The proposal calls for forty-four (44) two-bedroom town houses, twenty-two (22) three-bedroom town houses and four (4) four-bedroom town houses. Their proposal is to finance this development together, with the 50 unit project for which they are designated on Parcel H-9B, through Mass Housing Finance Agency (MHFA) under the State Housing Rental Production Program (SHARP). Twenty-five percent of the units would be designated for low income families. The application for the SHARP program submitted by Mr. Cruz is currently being reviewed by MHFA. The total project, including Parcel H-9B, would cost \$6.1 million.

A tentative designation on the subject site would be granted by the Boston Redevelopment Authority subject to the developer and BRA staff consulting with local neighborhood representatives and abutters and coming to agreement on the eventual elements and make up of this project. This designation would be granted for the purpose of supporting the SHARP application, which will be acted on by August 14, 1984. If the application fails to be approved, the developer would be allowed sixty days to put in place substitute financing for a project compatible with the neighborhood.

It is therefore recommended that the Authority revise the tentative designation of the John B. Cruz Construction Company, Inc. for Parcel H-9B to include Parcels I-6a, I-6b, I-6c and I-6d in the Washington Park Urban Renewal Project. The designation for Parcels I-6a, I-6b, I-6c and I-6d would lapse September 14, 1984 if satisfactory evidence of SHARP funding or acceptable alternative funding is not submitted to the Director by that date.

An appropriate Resolution is attached.

Project - MASS R-24

Location Map

I-6a, I-6b, I-6c, I-6d



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF JOHN B. CRUZE CONSTRUCTION
COMPANY, INC.
DISPOSITION PARCELS 1-6a, 1-6b, 1-6c and 1-6d
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, John B. Cruz Construction Company, Inc., has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels 1-6a, 1-6b, 1-6c and 1-6d in the Washington Park Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That John B. Cruz Construction Company, Inc., be and hereby is tentatively designated as Redeveloper of Disposition Parcels 1-6a, 1-6b, 1-6c and 1-6d in the Washington Park Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and

- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.
- (v) Condition upon the Developer securing the financing for the program for parcels H-9b and I-6a, I-6b, I-6c, and I-6d, revised to the satisfaction of the Authority and community, by September 14, 1984. Failure to submit this evidence to the Director will automatically rescind this designation without further action by the Authority.

2. That disposal of Parcels I-6a, I-6b, I-6c and I-6d by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby are authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

J.B. CRUZ



Telephone (617) 296-5040

John B. Cruz Construction Co., Inc.
10 Fairway Street
Mattapan, Mass. 02126

July 23, 1984

Mr. Steven Coyle
Director
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

RE: CASS HOUSE ROXBURY HILLS COMMON-TENATIVE DESIGNATION AS
DEVELOPER

Dear Mr. Coyle:

This is to verify that we do have community support for the above referenced project. We have meet with three of the abutters so far and have their support, (all through members of Garrison Trotter Association) and we have also talked with numerous other residents in the immediate area and have their suupports also.

As we explained, we need the tentative designation in order to qualify for the MHFA and HODAG application. Tentative designation still leaves us sufficient time to sit down with the community and involve them in the planning process and we have agreed to do that.

Very truly yours,

John B. Cruz, III
President

JBC, III/hl

CC: Clarence Jeep Jones
Peter Dwyer
Dick Garver
Dave Baker

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

HUD-1004
(7-69)

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: John B. Cruz Construction Co., Inc.
- b. Address and ZIP Code of Redeveloper: 10 Fairway Street, Mattapan, MA 02126
- c. IRS Number of Redeveloper: 04-2467908

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Washington Park Urban Renewal Area

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston

State of Massachusetts

is described as follows²

I-6A,

Four (4) vacant lots ~~I6A~~, (6B, (6C and I6D

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

☒ A corporation.

☐ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: 1972

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows: John B. Cruz, III, President - 56 Eliot St., Jamaica Plain, MA
John B. Cruz, Jr., Treasurer - 12 Schuyler St., Roxbury, MA

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

Lot #I6A, I6B, I6C and I6D

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹ John B. Cruz, Jr. and John B. Cruz, III own 100% of the stock.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
John B. Cruz, Jr. and John B. Cruz, III
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper, or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper).

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

8. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment \$ 7,324,000
 b. Cost per dwelling unit of any residential redevelopment \$ 61,033
 c. Total cost of any residential rehabilitation \$
 d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE	ESTIMATED AVERAGE
	MONTHLY RENTAL	SALE PRICE
1 BR elevator (4)	\$ 438.00	
2 BR elevator (36)	515.00	
2 BR townhouse (60)	525.00	
3 BR townhouse (14)	635.00	
4 BR townhouse (2)	706.00	

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

Gas heat will be provided.

1 parking space per unit will be provided.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We) John B. Cruz, III and John B. Cruz, Jr.certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²Dated: July 19, 1984Dated: July 19, 1984

Signature

President

Title

Signature

Treasurer

Title

10 Fairway St., Mattapan, MA 02126

Address and ZIP Code

10 Fairway St., Mattapan, MA 02126

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.